

The Villages at Freedom Green

Board Of Directors

President

Rick Todd
28 Fort Griswold Lane

Vice President

Tony Rash
35 Samuel Lane

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Tim Weinland
2 Nutmeg Court

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60 Independence Drive

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Cathy White
1 Fort Griswold Lane

Director

Sandy Roth
9 Liberty Drive

Director

Paul Kozelka, Jr.
14 Fort Griswold Lane

Director

Doug Murphy
6 Uncas Court

Property Manager

Bob Burrows
ABC Group, LLC
860-429-9039

Administrative Assistant

Shana Grenier
ABC Group, LLC
860-429-9039

Upcoming Board of Directors Meetings

Tuesday, October 21st - Tuesday, November 18th

Dates are **subject to change**, so please use the website to verify dates.

The Villages calendar is available at www.thevillagesatfreedomgreen.com

Unit Owners are invited to participate during the half hour prior to the start of each board meeting, from 5:30-6:00 p.m. This time can be used to present correspondence to the board or to make comments.

This time should not be used as a forum for issues requiring resolution. If you have comments, issues, or concerns, they should be submitted in writing to the Property Manager. Depending on the number of homeowners present to speak, individuals may be limited to 3 to 5 minutes each.

2009 Budget Review—7 p.m. November 18th—At the Clubhouse

On Tuesday, November 18th, 2008. Unit Owners will have the opportunity to review a draft of the 2009 Budget. There won't be a 5:30—6:00 p.m. Homeowner's session this evening.

Annual Chimney Cleaning

The annual **Chimney Cleaning deadline date** was extended this year from October 1st to October 15th. Each unit owner received a form to provide an 'Inspection Receipt' or a returned form indicating 'the fireplace is not used'. Failure to comply can result in a daily fine.

Halloween Reminder

The Association will be providing Police Services throughout the evening of Halloween. Parents are advised to accompany their children. The participating residents should keep their exterior porch light 'on' indicating they are receiving 'trick or treaters'.

PLEASE OBEY ALL STOP SIGNS

We ask all drivers to please adhere to the posted speed limit and obey the stop signs.

SPECIAL NOTICE TO RESIDENTS OF VFG

From John and Sherry McGill

We are residents in Charter Oak Square and are starting a community outreach project to include all residents of The Villages at Freedom Green. This involves collecting items for the Covenant Soup Kitchen in Willimantic, who is greatly in need of help at this time.

Please watch for the bright orange flyers that will be in the mail kiosk dispensers starting November 1st. The first notice will include an explanation of how the program will work plus a "wish list" given to us by the Soup Kitchen. This will be an ongoing project to help the needy in our area. Thank you for any assistance you can provide. John and Sherry McGill

Please Note: There are several topics that regularly appear in our newsletters. These topics either remain the same or are modified to make the topics status more current. These topics serve as reminders to many members of the community and also serve to inform the new members of our community.

Newsletter is available on our Website: www.thevillagesatfreedomgreen.com

Snow Removal Procedures

The snow removal procedures are reviewed annually by the Executive Board. These are the procedures currently in place.

- The contractor will clear the main roads and the clubhouse parking lot first. No 'on-street' or clubhouse parking allowed during a snow storm prior to the clearing process.
- Once the main roads and clubhouse are cleared, vehicles may be parked on either one side of the street, or in the clubhouse parking lot. When your driveway has been cleared you must move your vehicle back to your residence.
- Walkways may be done once or twice depending on the amount of snow accumulation.
- The contractor has up to (6) hours, after a storm, to clear all of the driveways and walkways.

Your patience and cooperation is appreciated. Please remember there is a first, and there is a last. Eventually, all roads, driveways, and walkways will be done.

Winter in New England

The winter months can have significant daily changes in temperatures. These changes bring a constant 'melting and freezing'. The concern is the unit owner's sidewalk and immediate driveway areas. Please use good judgment and common sense when venturing outside during a storm event and prior to the contractor completing their duties.

The Association will be placing two sand storage receptacles for Unit Owners to fill personal containers for the sanding of the above mentioned areas. One receptacle is located in Charter Oak by the inner mail kiosk, and the second is located in the Clubhouse parking area.

If a unit owner is purchasing their own ice treatment, please do not apply any materials that are harmful to the composition of the sidewalk.

Volunteer Efforts for Bridge Replacement

The Board of Directors would like to thank Greg Washko, Charter Oak, for his efforts in constructing a new bridge replacement on the east end of the upper pond. In addition to constructing the new bridge, Greg also did preventative maintenance on the west end bridge. Greg was assisted on this project by his neighbor Don Dinsmore.

Landlord's and Rental Property

The Villages at Freedom Green and the Town of Mansfield each have requirements pertaining to the rental of property. The Associations requirements are listed on our website and each landlord is requested to comply. Non-compliance with the regulations can carry a fine of \$500.00 for each month in non-compliance. If you have any questions, or concerns, please contact the property manager.

Subletting or Boarding is not allowed.

Renters with a pet need prior approval from the Executive Board

This is an important reminder as we approach Halloween and the Holiday Season. The community should be aware of the regulations governing outside decorations as they are explained below. Thank you for your cooperation.

Outside Decorations – Holiday Displays – Flags

The present policy governing these topics can be found on the Associations website, on page 4, item 5, of the Rules and Regulations. It reads as follows:

‘No alterations, additions or improvements may be made to the exteriors of units without prior consent of the Executive Board or such committee established by the Executive Board pursuant to the Declaration. Without such consent no clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations on doors only, will be hung out of a building, exposed or placed on the outside walls or doors of a building or on trees, and no sign (except as permitted above), awning, canopy, shutter or antenna will be affixed to or placed upon the exterior walls, doors, roof, or any part thereof or exposed on or at any window.’

The above policy is enforceable as written. The Executive Board has been asked to provide a directive in the following two areas:

Flag Display –

- Acceptable display flags are limited to the Flag of the United States of America.
- The flag size is limited to 3’ x 5’.
- Display is limited to the front door, step, or stoop area.
- Every effort must be made to make the flag free standing with a base or stand support.
- In ground flag poles are not allowed.

The Executive Board is aware that individuals have mounted flags to the exterior of their home, or garage. In such a case, the homeowner shall assume the liability for damage, and repair to the structure to which the mounting is attached.

Compliance to the rules and regulations regarding flags will begin with the Spring 2008 walk around by the property manager.

Holiday Decorations – Applies to all annual holidays.

- Holiday Decorations are limited to the resident’s front door, steps, and stoop.
- No articles may be attached to the unit, garage, gutters, trees, shrubs, etc.
- Walkways and Decks are not considered part of the front door, steps, or stoop.
- All Christmas decorations, other than wreaths or floral arrangements on doors, must be removed by January 15th.

The present policy, including the above ‘Holiday Decorations’ is in effect as written October 26, 2007.

Garage Doors and ‘Critters’

Many unit owners have been keeping their garage doors open overnight. At this time of year, when the nights begin to be much cooler, various country critters are looking for a warmer habitat.

It is advisable, in any season, for unit owners to close their garage doors when the garage is not in use.

No Overnight Parking on Roads

Overnight parking on any street is not allowed. Community members guests are welcome to park overnight in the community parking lot. The parking lot is not intended for regular daily parking or a residents' excess vehicles. Violators are subject to towing and/or fines. Parking fines start at \$100.00

Commercial Vehicles

Commercial Vehicles, Recreational Vehicles, Trailers and Boats are not allowed to be parked within The Villages at Freedom Green Property.

Parking in the Community/Clubhouse Parking Lot

Residents are reminded that the community parking lot is for guests, and interim parking. The area is not for daily parking or excess vehicles. Any unit owner with a vehicle that is parked for an extended period of time needs to contact the Property Manager to obtain permission from the Executive Board. Each unit has the capacity for three vehicles with one in the garage and two in the driveway.

Winter Parking at the Clubhouse during a Snow Event

No parking is allowed in the clubhouse parking lot prior to a snow event. Once the parking lot has been cleared by the contractor, you are allowed to park at the clubhouse until your driveway has been cleared. Once your driveway is cleared you must remove your car from the clubhouse lot. Please refer to the Rules and Regulations on page 10 of the website.

Curbside Trash Concerns

Residents are reminded that **all trash must be in a covered container** and not left in bags on the curb. Recyclables must be secured so they do not blow onto the property. This **continues to be a problem as loose item are blown by the wind** and create an inconvenience for your neighbors.

Trash Containers are required to have the Unit Number on the container for identification.

Trash should not be put by the curb prior to 5 p.m. on the night before the pick-up day, and the empty containers must be removed from the curb on the day of pick-up. Please make arrangements with a neighbor if you are unable to comply with this process.

Courtesy to your Neighbor

- Bicycles do not belong on lawns, decks, or front stoops. Do not ride across lawn areas and sidewalks. Bicycles belong on pavement, driveways, and roads when in use, and are to be stored in your garage.
- Your neighbor's lawn area is their Limited Common Element and not a play area for children. Please respect your neighbor's space.
- Walkers, Joggers, and Residents walking pets should use the side of the street and not the middle of the street.
- Garden hoses should not be attached to the exterior of a unit and should be stored inside when not in use.
- Excessive Noise. Please consider your neighbor when playing home stereos, musical instruments, car sound systems.
- Courtesy regarding car sound systems and loud exhaust systems on vehicles and motorcycles.
- **Skateboarding [including Hybrid Snowboards and Skateboards] is not allowed in the community. This applies to all driveways.**

Any Good News?

Items regarding birth announcements, graduations, awards, new homeowners, etc. Anyone wishing to make a contribution should send their information to the ABC Group address and reference 'Good News'.